

FOR SALE

£330,000 Freehold



54 The Spinney, Lytchett Matravers, Poole, Dorset. BH16 6AS

- Extended Family Home
- Three Bedrooms
- Modern Kitchen
- Conservatory
- Off Road Parking
- Popular Village Location



PROPERTY DESCRIPTION

Mursells Estate Agents are delighted to offer for sale this charming 3-bedroom extended semi-detached house in the highly desirable village of Lytchett Matravers. Conveniently located near local shops, amenities, and pubs, this property offers an ideal blend of village life and modern convenience. The house is located within walking distance of the local Primary school and a bus is provided to the village for the local Secondary school making this the perfect family home.

The property welcomes you with a lawned front garden and attractive herringbone design driveway providing off road parking leading to a garage (currently being used as a hobby room).

Once inside, there is a spacious kitchen/dining room fitted with a wide range of contemporary sage green curved units complemented by wood effect worksurfaces incorporating built-in oven and hob and spaces for other appliances. Ample space for dining table and chairs make this a room designed for modern family living.

The living room has wooden flooring throughout and has door leading into the conservatory, which is a great place for relaxing overlooking the rear garden. Double doors give access to the large patio, ideal for entertaining/barbecues etc.

On the first floor there are three bedrooms, with the master bedroom boasting fitted wardrobes and overbed storage cupboards. The family bathroom includes a bath with an overhead shower, wash hand basin and a w.c.

Outside, enjoy a fully enclosed rear garden with large patio area with the remainder laid to lawn.

This lovely home in Lytchett Matravers is perfect for those seeking a blend of comfort, style, and convenience. Don't miss the opportunity to make it yours - contact Mursells Estate Agents today to arrange a viewing.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Mursells Estate Agents
 8a, High Street, Lychett Matravers, BH16 6BQ
 01202 018811
 info@mursells.co.uk